

URI Master Plan Review Team

Minutes of Meeting

Thursday, August 1, 2013
3:00 – 4:30 p.m.
Alumni Center Board Room

Present: Linda Acciardo, Shad Ahmed, Paul DePace, Bob Drapeau, Tom Frisbie-Fulton, Dave Lavallee, Ann Morrissey, Vincent Murray, Rick Rhodes, Jerry Sidio, Bob Weygand

Absent: Ryan Carrillo, Will Green, Art Tuveson, Erin West, Vern Wyman

Additional Participants: Karen O'Neil, Diane Soule, Sheleen Clarke

Motions and Approvals

1. College of Engineering Master Plan

Over the past 2 years, Campus Planning and Design has worked with the College of Engineering (COE) and Ballinger Architects to review the existing COE buildings, current enrollment, academic and research plans, and emerging pedagogy. This study has supported the development of a COE facilities master plan. Site plans and building concept images for the COE Kingston Campus were shown to the MPRT, including concept plans for parking, street, and walkway improvements to Ballentine Courtyard and the Tyler parking lot. Key elements of the COE master plan are:

1. Pedagogy moving from a discipline-based to an interdisciplinary programs:
2. Highly technologically equipped facilities .
3. Most existing buildings are over 50 years old.
4. Master Plan requires removal of Crawford building, and has added more classrooms and labs, including a "Capstone" space for student projects.
5. Plan retains the COE quadrangle and iconic Bliss Hall.
6. Heat plant requires fuel oil delivery and some of the adjacent proposed walkways will need to be wider and of a design to accommodate large trucks.

At close of presentation, Tom Frisbie-Fulton opened questions/concerns and requested approval of the Concept Plan by the MPRT Committee, noting that the plan could be modified after an architect is engaged for full A/E services.

Discussion points included concerns over “bump out” curbs along road that could make snow removal difficult. Also suggested was that East Alumni Road be made one-way west of the entrance gate (e.g. Ballentine, medicinal gardens, etc.)

Vote to approve both the COE Kingston Campus Master Plan and the Ballentine Courtyard with modifications to “bump outs” and possibly converting road to one-way, subject to design by the consulting engineers. **Approved** unanimously.

2. Butterfield Dining Hall Addition

This project was previously shown to the MPRT in its concept design phase. The project involves an addition to the existing Butterfield Dining Hall to provide approximately 200 additional dining seats and an indoor queuing area. Inside service areas will be redone, and a fast food sandwich shop will be added. On the second floor, the project adds a new lounge and outdoor seating area to the residence hall. A “pre-established” tray system green roof will be added, to improve storm water retention, aesthetics, and to aid in cooling/heating the building. The building exterior finish will be artificial stone and a terra cotta clay rain screen.

Discussion points included Jerry Sidio asking to hold off on the green roof until maintenance issues are researched. Ann Morrissey encouraged CP&D to gain student input to the proposed project considering this building is a major gathering place. Also discussed was adding an outdoor dining area. TFF noted that the potential for some outdoor dining was available with the design, however the services required for this program were not currently in URI Dining Services business plan.

Vote to approve concept, with further research regarding maintenance of the green roof. **Approved** unanimously.

3. Fine Arts Center

The current aging Fine Arts Building does not provide adequate space or sound attenuation for the percussion instrument practice requirements. The Music Department has requested permission to lease or purchase a trailer to house this program until the new FA Center is constructed (currently planned for completion in 2018). The trailer would be placed in the paved area east of the recital hall. A time limit on lease was recommended – the MPRT did not want to set a precedence for using trailers as a substitute for permanent building needs.

Discussion point was snow removal and emergency egress. Tom Frisbie-Fulton said they could position the trailer to accommodate these. Three parking spaces will be removed, but the two current handicap parking spaces would remain.

Vote to approve leased trailer with a 5-year lease ending in 2018. **Approved** unanimously.

4. South County Bike Trail – TIP funding approved DOT

VHB Engineers has been engaged by the RI Department of Transportation to do an alignment and cost study for a new bike path extension to connect the university with the O'Neill South County Bike Path. The West Kingston Elementary School is in favor of the bike path connecting to the school property. CP&D presented a recommended alignment for the bike path; the following points were noted:

- The route is entirely on URI property (except crossing over Rt. 138),
- Avoids conflict with Peckham Farm truck and agricultural operations.
- Avoids conflict with URI operations around the old sewage treatment plant.
- Enhances bike and pedestrian connections to White Horn Brook, currently undertaking restoration.
- Links major student recreation and housing areas to the SK bike path.
- Utilized the current alignment of pedestrian paths planned for the RT 138 project and the Keaney Parking Lot.

- Project needs a 30 foot Right of Way as part of the construction.

This project was presented as a concept plan only, to receive the MPRT's approval to continue discussions with DOT and begin coordination with community groups for further input. Discussion points were concerns about public safety, separation of Peckham Farm and turf farm operations, maintenance upkeep, and snow removal. All of these points will be subject to further planning before the plan is returned to the MPRT for final approval.

Vote to approve moving forward with the concept alignment as presented. **Approved** unanimously.

Updates

5. Flagg Road Extension

Construction work is continuing with scheduled completion in August 2013. The project will provide 358 additional parking spaces, and a new storm water management system/retention pond. This project was designed to shift student parking to the western perimeter of campus and provide a new bus connection area for the existing "Hillclimber" bus transportation route, and capitalize use of Plains Road by students to alleviate congestion on Upper College Road. The sections of West Alumni Road and old Plains Road east of the Plains Road parking lot are now URI roads to maintain.

Discussion points included concerns about the speed of cars along the new Plains Road and with parking on the sides of Plains Road near the URI playing fields. Jerry Sidio reported that the University will have to require parking in nearby lot versus along roadside. Facilities will work with Town of SK to reduce speeding. Use of a speed trailer was also recommended as a deterrent to speeding.

6. LGBTQ

The LGBTQ project will be located on the current Ruggles House site as previously approved by the President's Team. CP&D received permission from the RI Historic Preservation and Heritage Commission to demolish the historical building, and replace it with new construction. The site design uses the dimensional setbacks of the neighboring properties zoned R10. The building will include a porch element to compliment the neighboring houses, as well as residential and historic details such as stone walls and clapboard siding. The program includes administrative offices, a meeting room, and a multi-purpose room. There is off-street ADA parking and a delivery area.

The overall area of site landscaped space has been increased from the current condition at Ruggles. The operations and maintenance plan for the building has not yet been determined, however Bob Weygand believes that operational costs will fall under Fund 100 state facility versus the Student Activity fund.

7. White Hall and Green House Parking Areas

These parking lot projects are needed to help relieve the imminent loss of faculty/staff parking at the Chafee parking lot.

White Hall Parking: This project re-configures and re-paves the existing lot to better organize parking and to create a landscaped buffer from Flagg and Butterfield Roads. The entrance to the lot will be

prepared for a new gate, however the gate will not yet be installed until parking enforcement is assessed. The new design will provide 29 spaces instead of the current 35 spaces.

Green House Parking: The eastern vehicular curb cut to Flagg Road will be eliminated, so access to parking will be only from Green House Road. A faculty/staff gate will be installed at East Alumni Road, Lippitt Road, and Greenhouse Road (at Flagg Road), thus restricting the NE corn of the main campus to only Faculty/ Staff parking. The existing Greenhouse Parking lot accommodates 24 vehicles; the new lot will provide approximately 107 spaces. The project has been bid and is awaiting evaluation for award by State Purchases.

Discussion included a suggestion that a PR article be distributed about the Chemistry Building project, especially so that students are aware of the changes to parking.

8. GreenFin Building at the Narragansett Bay Campus

The project presentation was postponed due to a lack of time and will be presented at the next earliest meeting time.

Meeting adjourned at 4:30 pm.